

**MINUTES**  
**TRAVERSE CITY PLANNING COMMISSION**  
**Regular Meeting**

**TUESDAY, AUGUST 4, 2015**

**7:30 P.M.**

**Commission Chambers  
Governmental Center, 2nd Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684**

**PRESENT:** Vice-Chairperson Jody Bergman, Commissioners Janet Fleshman, Linda Koebert, Tim Werner, Chairperson John Serratelli, Bill Twietmeyer and Jan Warren

**ABSENT:** Commissioners Michael Dow and Jeanine Easterday

**STAFF PRESENT:** Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant; Caroline Lindquist, Planning Intern

1. **CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:30 p.m.
2. **ROLL CALL**
3. **ANNOUNCEMENTS-** None.
4. **APPROVAL OF MINUTES.**  
July 7, 2015 regular meeting minutes.

Motion by Commissioner Warren, second by Commissioner Twietmeyer, to approve the minutes of July 7, 2015 Regular Meeting.

Motion carried 7-0 (Commissioners Dow and Easterday absent).

**5. OLD BUSINESS**

- A.** Public Hearing to consider an amendment to the Traverse City Code of Ordinances General Provisions and Definitions Section 1320.07, *Definitions*; Industrial (I) District Section 1354.01, *Uses Allowed*, regarding allowing funeral services and crematories with conditions.

Mr. Soyring explained his July 31, 2015 memo to the Commission and summarized the proposed text amendment.

Commission discussion.

A Public Hearing was opened. There was no public comment. The Public Hearing was closed.

Motion by Commissioner Koebert, second by Commissioner Warren, that the amendment to the Traverse City Code of Ordinances, General Provisions and Definitions Section 1320.07, *Definitions*; Industrial (I) District Section 1354.01, *Uses Allowed*, regarding allowing funeral services and crematories with conditions be recommended to the City Commission for adoption.

Motion carried 7-0 (Commissioners Dow and Easterday absent).

- B. Public Hearing to consider a Special Land Use Permit request and Site Plan Review Request by Craig Patterson of The Woda Group, Inc on behalf of Pine Street Development One, LLC to allow for a taller building at 305 W. Front Street

Mr. Soyring explained that the request is for a Special Land Use Permit (SLUP) for a taller building. If all of the standards and conditions are met, then the Planning Commission shall approve the request. The Commission can add conditions that relate specifically to the zoning requirements and standards for approval or the Commission could deny the request if they felt the conditions have not been met.

Mr. Soyring further summarized his July 31, 2015 memo to the Commission and explained the changes to the revised SLUP staff report dated 8/4/15. He explained that staff is recommending approval provided that the conditions stated in Staff Reports 15-SLUP-01 and 15-SPR-02 are met. Mr. Soyring explained each condition.

Doug Mansfield, Mansfield Land Use Consultants, 830 Cottageview Drive, Ste 201, presented to the Commission on behalf of the applicant.

Commission discussion.

Mr. Soyring addressed the Commission regarding the Boardman River dockline setback and the ground-water protection and storm-water control guidelines that are referred to in section 1068.06 of the Traverse City Code of Ordinances.

Commission discussion.

A Public Hearing was opened.

The following individuals addressed the Commission:

- Ellen Corkrin, 150 Pine Street, made general comments.
- Pricilla Townsend, 150 Pine Street, made general comments
- Elisabeth Osborne, 150 Pine Street, made general comments
- Jeffry Turner, 150 Pine Street, made general comments

- Grant Parsons, non-city resident and city business owner, made general comments
- Amber Dutmer, 150 Pine Street, made general comments
- Tony Lentych, Executive Director of TC Housing Commission, made general comments
- Rick Buckhalter, 932 Kelly Street, made general comments
- Steve Constantin, 223 Midtown Dr, made comments in support
- Paul Trumeny, 150 Pine Street, made general comments
- Geraldine Green, 211 E. 11<sup>th</sup> Street, made general comments
- Rob Bacigalupi, DDA Executive Director, made comments in support
- Jean Derenzy, Community Development Director for the City, DDA and Grand Traverse County, made comments in support
- Caroline Budry, 150 Pine Street, made general comments
- Chuck Judson, non-city resident and city business owner, made general comments
- Albert Quick, 542 Fifth Street, made general comments
- Brenda Quick, 542 Fifth Street, made general comments
- Tom Menzel, BATA Executive Director, made general comments
- Deb Shire, 150 Pine Street, made general comments
- Lee Delancey, 150 Pine street, made comments in opposition
- Carly Jankowski, 150 Pine Street, made general comments
- Craig Patterson, project applicant, 722 Lakeside Drive, Mackinaw City, made general comments

The Public Hearing was closed.

Commission discussion.

Motion by Commissioner Warren, second by Vice-chairperson Bergman, that the request by Craig Patterson on behalf Pine Street Development One, LLC for a Special Land Use Permit and Site Plan approval to allow for a taller building at 305 W. Front Street be recommended for approval to the City Commission provided that the conditions listed in the Staff Reports 15-SLUP-1 and 15-SPR-2 are met.

Commission discussion.

Motion carried 5-2 (Commissioners Fleshman and Twietmeyer opposed, Commissioners Dow and Easterday absent).

## 6. NEW BUSINESS

- A. Farmers Market Renovation- Project Review for Consistency with Master Plan (Action Requested) (Rob Bacigalupi)

Mr. Bacigalupi presented the Farmer's Market plans to the Commission.

Commission discussion.

Motion by Commissioner Koebert, second by Commissioner Warren, that the Sara Hardy Farmers Market Reconstruction Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 7-0 (Commissioners Dow and Easterday absent).

**7. CORRESPONDENCE – None.**

**8. REPORTS**

- A. City Commission - Commissioner Werner reported.
- B. Board of Zoning Appeals – No report.
- C. Grand Traverse Commons Joint Planning Commission –No report.
- D. Arts Commission- Commissioner Warren reported.
- E. Planning Commission
  - 1. Housing Building Committee—No report.
  - 2. Active Transportation Committee—Commissioner Werner reported.
  - 3. Master Plan Review Committee—No report.
  - 4. Parking Regulation Committee- Commissioner Serratelli reported.
- F. Planning Department—Mr. Soyering reported regarding the West Front Street chalkboard for the West Front Street PlacePlan effort.
  - 1. Traverse City Place Plan Committee- No additional report.

**9. PUBLIC COMMENT- None.**

**10. ADJOURNMENT**

Chairperson Serratelli adjourned the meeting at 10:17 p.m.

Respectfully submitted,

Date: September 1, 2015

Jan Warren  
Jan Warren, Secretary